

Form 5

Submission on notified proposal for policy statement or plan, change or variation.

Clause 6 of Schedule 1, Resource Management Act 1991

This is a submission on a private plan change.

Please complete this form if you wish to make a submission to The Rise private plan change.

Private plan change number: PPC83 | Private plan change name: The Rise Limited

Submissions must be received by 5pm on Wednesday 23 August 2023.

Overview of the Private Plan Change Proposal

The purpose of the private plan change is to rezone an area north of Mangawhai to a Residential Zone. The key features of the plan change are:

- Rezone 56.9ha of land at Cove Road and Mangawhai Heads Road from Rural Zone to Residential Zone, including consequential amendments to the Operative Kaipara District Plan Maps;
- The creation of a Precinct over top of the Residentially Zoned land with core provisions that protect ecological features and
- Apply any necessary consequential amendments to the KDP provisions.

You can read the Private Plan Change application documentation on the [Kaipara District Council website](#).

- **PRIVACY ACT NOTE:** Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.

You can make a submission on more than one provision using this form.

Each textbox can take up to 4000 characters. If your submission has more than 4000 characters, there is an option at the bottom of this page to upload your submission as a document.

- Please provide your details *

1A

Your first and last names	Mike & Anna Geary
Postal address	130 Mangawhai Heads Road
Contact phone	021933439
Email address for correspondence	mike@eye4travel.co.nz

- Please select your preferred method of contact *

1B

- Email
- Postal

- Do you have an agent who is acting on your behalf? *
1C

- Yes
- No

- If you have any attachments that relate directly to your submission on PPC83, you can upload the file/s
1E here

- [PPC83 Submission - Mike & Anna Geary - 130 Mangawhai Heads Road .pdf](#)

- If you are a person who could gain an advantage in trade competition through making a submission on PPC83 you may only make a submission if you are directly affected by an effect of PPC83 that:

1. adversely affects the environment, and
2. does not relate to trade competition or the effects of trade competition.

Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

- Trade competition and adverse effects - select one: *
2A

- I could gain an advantage in trade competition through this submission
- I could not gain an advantage in trade competition through this submission

- Would you like to present your submission in person at a hearing? *
2C

- Yes
- No

- If others make a similar submission, will you consider presenting a joint case with them at the
2D hearing? *

- Yes
- No

- Please submit on ONE provision at a time. You can submit on further provisions in this form.

- **The specific provision of the proposal that your submission relates to:**
3A
(For example - Zoning)

- Do you support or oppose the provision stated above?
3B

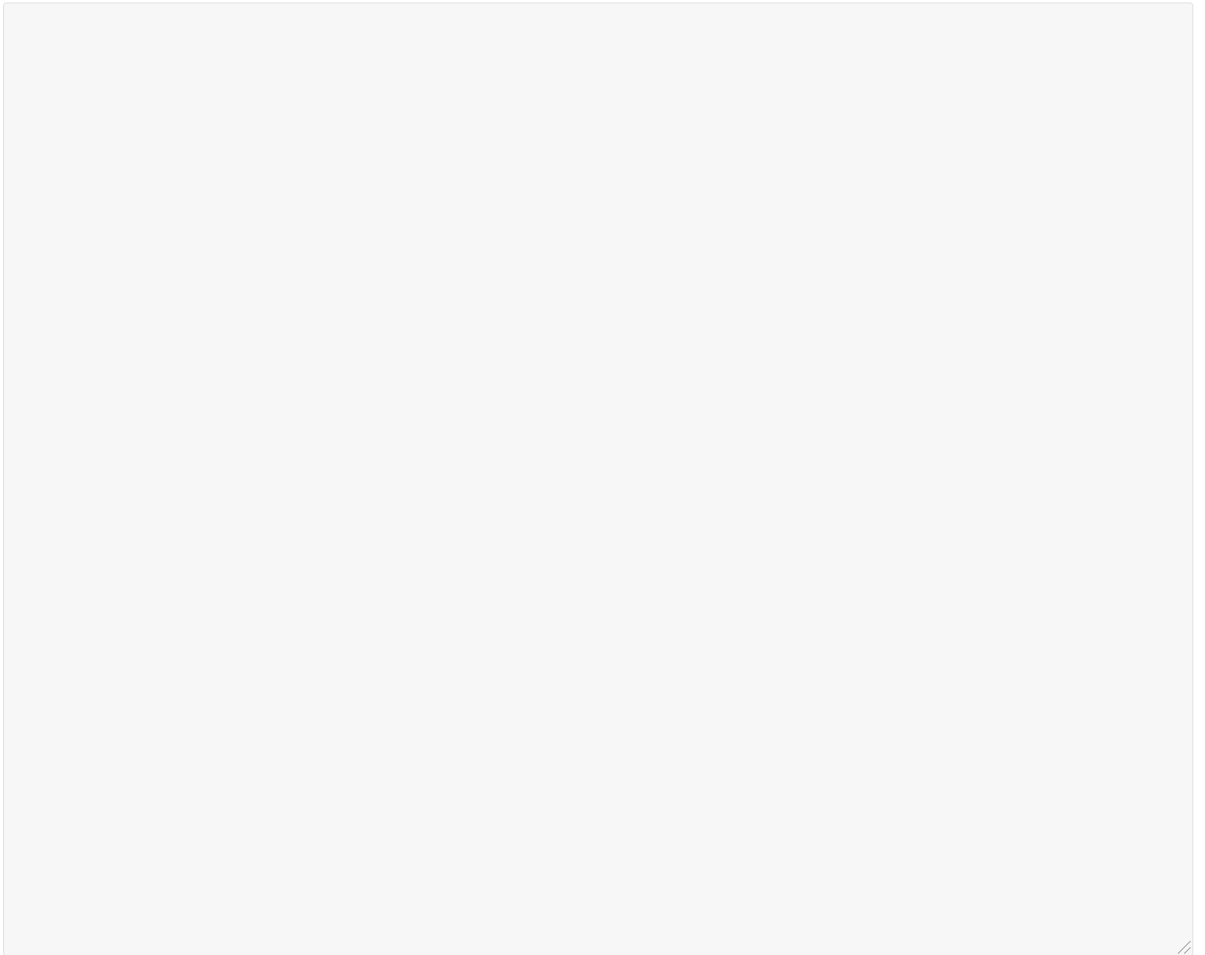
- Support
- Oppose

- What decision are you seeking from Council?
3C

- Retain
- Amend
- Add
- Delete

- Your reasons.
3D

**Example -
supports
the growth
of
Mangawhai**



3E Do you want to make a submission on another provision? Add another submission point
 I'm finished

- Thank you for your submission, it has been forwarded to the District Planning Team who will contact you if any further information is required.

A copy of your responses will be emailed to you shortly so that you can save a copy for your files.

If you have any queries at all please email the District Planning
Team: districtplanreview@kaipara.govt.nz or phone 0800 727 059

- [PublicVoice](#)

Re : Private Plan Change 83 (The Rise)

Dear Paul,

We refer to the following in the Barker and Associates (B&A) report sent to KDC on 18/11/2022 (Section 1.0 Executive Summary of Private Plan Change), stating "Consultation is also being undertaken with a number of stakeholders, including mana whenua and other landowners within the area on an ongoing basis. Feedback from Council and stakeholders have informed the development of the approach and provisions of the plan change."

"This report details the comprehensive evaluation in accordance with section 32 of the Resource Management Act 1991 (RMA) that has been undertaken to confirm the appropriateness of the plan change."

Notification of private plan change 83 and consultation process has not occurred at all with any landowners. To our knowledge there has been no site visit to see how we will be negatively impacted by the proposed street running alongside our boundary at 130 Mangawhai Heads Road.

Property owners potentially affected were not notified until 5/07/23 by letter (and only one spouse). And yet The Rise Ltd Private Plan Request was sent to KDC by B&A on 18/11/2022. The Property Developer has had ample time to meet with us but has not. He did not approach us nor our neighbours to discuss the plan, see how the proposed street will significantly impact on our family at 130 Mangawhai Heads Road (which we have owned for almost a decade), and hear our concerns. We (the affected landowners) arranged the meeting with neighbours on 7/08/23 and invited Mark Rowbothom to attend. This is not a consultation process AND therefore does not conform to regulations set out in section 32 of the RMA (1991). In effect, this has not left us enough time to prepare a comprehensive submission and we propose the submission date be extended.

In the interim some of our concerns supporting our objection to this proposal are as follows:

- **Blight risk of the Mangawhai North Concept Plan**

We have not consented to anything proposed in the Mangawhai North Concept Plan (9/09/22). This document is misleading to potential purchasers and has potential to impact our ability to sell our property (and section) at unaffected market value. Trigger points and conceptual roadways (which we at 130 Mangawhai Heads Road strongly oppose) need to be removed.

- **Lifestyle**

We purchased our lifestyle block at 130 Mangawhai Heads Road to escape the chaos of urban life. Our lifestyle block is more than just a property; it represents a lifestyle and a connection to nature that we are keen to retain. The rezoning proposal however, threatens to disrupt this idyllic setting and transform it into a high density residential area.

We are concerned about the negative visual impact of the proposed high-density housing which is clearly visible from our property. Our concern is that the development will result in another Milldale type or similar high-density development. This will significantly change the integrity and aesthetics of coastal.

- **Housing Density**

The Private Plan Change (PPC 83) allows sites as small as 400 square metres. This is prohibitively small when you have to collect and store your own water in the required 2 tanks. With 60% of the area being impermeable under the PPC 83 this will create significant stormwater and silt runoff issues.

As mentioned earlier, high-density housing is not in keeping with the aesthetic appeal of Mangawhai's natural surroundings and would mar the beauty of the area and negatively impact its picturesque landscape. Mangawhai should be preserved as a place of natural beauty and harmonious design, rather than being subjected to the visual disruption that comes with high-density development. We would prefer to see the land used for larger lifestyle residences integrated well into the natural surroundings similar to the well thought out development in the nearby Sanctuary .

- **ROW Access**

The proposed street access through our ROW at 128+ 130 Mangawhai Heads Road has generated significant concerns & questions from various stakeholders. It has come to our attention also that a request from Northland Transport Alliance was made to remove the wording "In accordance with Cove Road North Precinct Map 1 and Cove Road North Precinct Concept Plan 1" as the active modes connection has not been fully addressed.

We support the removal of this, and it should not be considered for reinstatement as the ROW denoted as Access connection # 4 is over private land belonging to Mr Paul Humphries (128 Mangawhai Heads Road) and ourselves (130 Mangawhai Heads Road) with seven other access easement beneficiaries. Our jointly owned private 12-metre-wide driveway that leads to our homes is not only a means of access but also an integral part of our property's character & functionality. Denying the council any easement rights over it is not an act of defiance but a defence of our property rights and the integrity of our homes. We assert our right to defend our land, ensuring that it remains under our ownership and control.

- **Stormwater:**

The PPC 83 proposes to leave stormwater management to each individual landowner. We feel it is essential to establish a comprehensive storm water management system that extends beyond individual property boundaries. Rather than relying on individual lot owners to handle storm water management upon purchasing a property, a holistic approach must be developed to effectively manage storm water on a larger scale. Without such an approach it is likely to result in further flooding, erosion and environmental damage. Recent weather events have demonstrated the vulnerability of the area to stormwater with neighbouring properties to the East and South of the existing Rise experiencing flooding from storm water run off.

- **Wastewater:**

The KDC wastewater treatment plant is at capacity. The cost of additional wastewater infrastructure should fall to the developers. The current proposal suggests section sizes of upwards of 850 square metres should be allowed to have their own wastewater systems. However, this allocated size seems relatively small considering dripper field typically require 300 metres square and often need even larger areas due to the inadequate soil absorption capacity in this particular area. It is crucial to consider the limitations of the soil absorption capacity and ensure that the section sizes allotted for wastewater systems adequately accommodate these requirements.

- **Lack of Infrastructure:**

Mangawhai currently struggles to cater to the needs of its existing population, and it is evident that the town's infrastructure is already strained. Adding more residents without proper infrastructure in place would exacerbate the problem, leading to issues such as inadequate water supply, traffic congestion, and overburdened public services.

- **The Impact of Increased Traffic Noise on local Residents:**

Those people residing along Cove Road and Mangawhai Heads Road, have experienced a noticeable rise in traffic noise over the last few years. This issue has been further exacerbated when roads in the area are closed due to inclement weather. During these times, diverted traffic is routed near our properties, intensifying the noise levels even further. We as a neighbouring property are concerned about the potential escalation of this problem if the high-density subdivision is approved.

We are skeptical of the developers' claims that there won't be significant increases in traffic volumes and noise. One aspect we find questionable is the reliance on baseline video monitoring of traffic volumes collected in November 2021, when border restrictions were in place due to the COVID-19 pandemic, significantly affecting travel patterns. Therefore, using this data to assess the expected traffic volumes and subsequent noise levels does not accurately represent the reality we currently face.

Relying on outdated data raises doubts about the accuracy of the developers' claims regarding the potential impact on traffic volumes and noise levels.

We urge the KDC to consider conducting comprehensive and up-to-date traffic impact assessments monitoring traffic volumes, patterns, and noise levels under various conditions, including during peak hours, school holidays and when roads are diverted due to weather events. By utilizing this type of data, KDC can make informed judgments about the potential impact of the high-density subdivision on traffic noise.

- **Rezoning:**

We would like the KDC to seriously consider the long-term impact of rezoning and the potential consequences this may have on Mangawhai and its residents. We feel strongly that the council needs to prioritize the preservation of Mangawhai's unique coastal charm, protect private property rights, and address the existing infrastructure and environmental challenges before pursuing any high-density housing initiatives.

We ask that the developer aligns their plans with the future district plan and considers the lasting impact that they will leave for generations to come. However, based on the response from Mark Rowbottom at the meeting we arranged with landowners on 7/08/23, we are not confident that the developers have the community's best interests in mind.

Please forward these concerns and suggestions to the appropriate parties involved in the decision-making process. Should there be an opportunity for community input we would appreciate being kept informed. In brief, the plan change as it stands should not be adopted nor be allowed to proceed any further.

We request an acknowledgement of receipt of our submission for our records.

Anna & Mike Geary
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